



Correspondence Between Staff and Applicant

Approval Letter



4/1/2020

Michele Hammond  
Berry Riddell  
6750 E Camelback Rd Ste 100  
Scottsdale, AZ 85251

RE: 2-AB-2020  
Scottsdale & Dixileta  
5L322 (Key Code)

Dear Ms. Hammond:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 3/4/2020. The following **1<sup>st</sup> Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

**Significant Policy Related Issues**

The following policy related issues have been identified in the first review of this application. While these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

**Valuation:**

1. The submitted narrative identifies actively working on identifying a valuation to the abandonment area, at the time of the initial submittal. With the resubmittal, please update the narrative to include that proposed valuation information.

**Water and Waste Water:**

2. There is an existing 6"/4" water line located along N. 71<sup>st</sup> Street and is only 12-feet from the west property boundary of this site. The proposed partial 13-foot wide abandonment of the 33-foot wide GLOPEs (#1177779, #1185977, and #1203973) would leave the existing waterline unprotected by easement(s) which is not allowed. Per DSPM 6-1.402; water lines cannot be located within 10 feet of building or retaining wall. Therefore, only 2-feet of GLOPE abandonment along the west property boundary could be approved under the current parameters.
  - a. With the resubmittal, please propose only 2-feet of GLO abandonment area or a proposed easement dedication condition that will continue to protect the waterline if the GLOPEs are abandoned for that 13-foot wide area.

Circulation:

3. As identified with the 15-ZN-2019 case review comments, the required Right-of-Way dedication for the N. Scottsdale Road half street is 75-feet, per DSPM 5-3.102; 5-3.110; and the 2008 Transportation Master Plan, p. 302. Only 65-feet is currently represented on the submitted documents. Please revise the application materials to reflect a 75-foot half street dedication.
4. Please revise the exhibits to reflect the dedication of a 25-foot radius right-of-way at all street intersections, per DSPM 5-3.123

Please resubmit the revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional/supplemental information is necessary.

**PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.**

In an effort to get this Abandonment request to a Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible.

The Planning & Development Services Division has had this application in review for 21 Staff Review Days since the application was determined to have the minimal information to be reviewed.

These **1<sup>st</sup> Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-2376 or at [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov).

Sincerely,



Jeff Barnes  
Senior Planner

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **2-AB-2020**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

**Digital submittals shall include one copy of each item identified below.**

- One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- One copy: Revised Abandonment exhibits
- One copy: Revised Project Narrative
  
- Preliminary Plat (for reference):

digital    24" x 36"                      11" x 17"                      8 ½" x 11"



CenturyLink Engineering  
135 W. Orion St. 1<sup>st</sup> Floor  
Tempe, AZ 85283  
BICS@Centurylink.com

September 25, 2019

Ms. Carol Park  
SEG  
8280 E. Gelding Dr, Suite 101  
Scottsdale, AZ 85260

RE: Dixileta

Ms. Park,

The above mentioned project is located in a parcel of land located in Section 22, Township 5N and Range 4E in Maricopa County.

In response to your "Service Availability" request for the above mentioned development located at the northwest corner of Dixileta Drive and Scottsdale Rd, Scottsdale, AZ, this letter is to acknowledge that this subject property is within CenturyLink serving territory.

The tariff Rates and Regulations prescribed for service for this area are on file with your State Utilities Commission, and may be examined at your local CenturyLink Business Office.

Sincerely,

A handwritten signature in cursive script that reads "Chrystal Wilson".

*Chrystal Wilson*  
*Sr. Lead LNI Eng-Project Manager*  
*Arizona – Phoenix Metro*  
*480-831-4312 - Ofc*  
Chrystal.Wilson@CenturyLink.com



# SOUTHWEST GAS CORPORATION

October 1, 2019

Beth Malvestiti  
Sustainability Engineering Group  
8280 E. Gelding Dr., Suite 101  
Scottsdale, AZ 85260

**RE:** Natural Gas Service to: NWC of Dixileta Drive and Scottsdale Road

Dear Beth Malvestiti:

Thank you for your inquiry regarding gas availability for the above referenced project. Southwest Gas has natural gas facilities available to serve this project and can be extended to serve your project in accordance with our Rule Six as filed with the Arizona Corporation Commission. Southwest Gas currently has a 4" PE Distribution main running North and South on Scottsdale Rd. Without reviewing the preliminary engineering plans on the project we cannot determine what fees would be required.

Southwest Gas is very interested in serving this project with the preferred fuel *natural gas*, and I look forward to working with you as the project progresses.

If you should have any questions or require additional information, please contact me at (480) 313-3996, or email me at Valerie.Holt@swgas.com.

Sincerely,

Valerie Brown  
Energy Analyst  
Energy Solutions Department  
Central Arizona Division

190708  
HOH



## SOUTHWEST GAS CORPORATION

Franchise East  
October 3, 2019

SEG  
Carol Park  
8280 E Gelding Dr, STE 101  
Scottsdale, AZ 85260

SUBJECT: Dixileta  
Conceptual Site and Sewer/Water Plans  
NWC E Dixileta Dr and N Scottsdale Rd, Scottsdale, AZ  
Utility Conflict Review

Dear Carol Park,

After reviewing the plans for the above referenced project, it has been determined that there are no apparent conflicts between the Southwest Gas system and your proposed project.

Please be aware that there may be abandoned steel gas lines within your project limits that are potentially coated or wrapped with unidentified materials. Southwest Gas treats all steel gas pipe with unidentified coating/wrapping materials as potentially containing asbestos. Accordingly, whenever such pipe is in direct conflict and requires removal, it must only be done so by a Southwest Gas NESHAP certified contractor. Care must also be taken when working near and exposing these lines. The costs associated with such removal will be the responsibility of the developer. Please contact Southwest Gas in advance to coordinate any removal.

Prior to beginning construction, please instruct your contractor to call the Blue Stake Center at 1-800-782-5348 for field locations of all utility facilities, pursuant to the "Blue Stake Law" (ARIZONA REVISED STATUTES (State Law), Chapter 2, Article 6.3, Sections 40-360.21 through 40-360.32).

Thank you for your cooperation on this project. Please contact Andy Saks at (480) 730-3857 (Email: [andrew.saks@swgas.com](mailto:andrew.saks@swgas.com)) or myself if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "ZS", written over a horizontal line.

Zach Stevenson  
Supervisor, Engineering  
Mail Station 421-586  
(480) 730-3855

CC: Andy Saks



P.O. Box 53933  
Phoenix, Arizona 85072

October 11, 2019

SEG  
Attention: Caroline Park  
8280 E Gelding Dr., Suite 101  
Scottsdale, Arizona 85260

Re: Dixileta  
N/W/C E Dixileta Dr and N Scottsdale Rd., Scottsdale, AZ

To Whom It Concerns,

The above referenced project is located in Arizona Public Service Company's electric service area. The Company extends its lines in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services," Schedule 3, and the "Terms and Conditions for the Sale of Electric Service," Schedule 1, on file with the Arizona Corporation Commission at the time we begin installation of the electric facilities.

Application for the Company's electric service often involves construction of new facilities for various distances and costs depending upon customer's location, load size and load characteristics. With such variations, it is necessary to establish conditions under which Arizona Public Service will extend its facilities.

The enclosed policy governs the extension of overhead and underground electric facilities to customers whose requirements are deemed by Arizona Public Service to be usual and reasonable in nature.

Please give Alfredo Ramirez a call at (602) 493-4144 so that we may set up an appointment to discuss the details necessary for your project.

Sincerely,

*Alfredo Ramirez*

Customer Project Representative  
Customer Construction East

Enclosures



September 24, 2019

Arizona Public Service.  
CONFLICTREV@apsc.com  
P.O. Box 53933  
Phoenix, AZ 85072-3933

RE: Will Serve and No Conflict Request  
Dixileta  
NWC E Dixileta Drive and N Scottsdale Road, Scottsdale, AZ

HOH Development is developing a Single Family Residences at the above referenced location. Please find attached the proposed Site Plan and Utility Plan for the subject development indicating the project intent and site location.

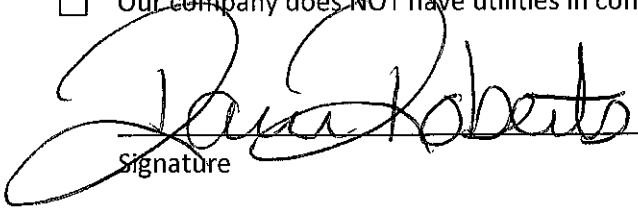
On behalf of HOH Development, we are requesting verification that your company has existing service with adequate capacity for the proposed use and that you will provide service for this project. Further, if utilities exist within the project area please verify the potential for conflict.

Will Serve:

- Our company does not provide service at this location.
- Our company can provide service to meet the needs of the project.

Conflict Status:

- Our company has existing utilities within the project area that may require relocation.
- Our company does NOT have utilities in conflict with the project area.

  
 \_\_\_\_\_  
 Signature

10-11-19  
 \_\_\_\_\_  
 Date

Please feel free to call **480.588.7226** if you require any additional information. Please return this letter to SEG at the address listed below or email to [caroline@azseg.com](mailto:caroline@azseg.com). Thank you for your prompt response.

Sincerely,  
  
Carol Park





## CenturyLink™ Conflict Memorandum

**Date:** October 17, 2019

**To:** Beth Malvestitti (SEG)  
[beth@azseg.com](mailto:beth@azseg.com)

**From:** Kevin Wagner, Terra Technologies LLC

**Subject:** CenturyLink™ – Conflict Memo – Dixileta Drive – NWC E Dixileta Drive & N Scottsdale Road, Scottsdale

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Terra Technologies is in receipt of the plans and letter. Below you will see an overview of CenturyLink™ facilities within the project limits, and a brief project overview along with comments regarding any CenturyLink™ facilities with respect to the proposed project.

### **Inventory of CenturyLink™ Facilities**

CenturyLink™ has facilities within the project limits. Terra Technologies anticipates that due to the site improvements that the CenturyLink™ facilities (buried cable, ducts, pedestals & manholes) should not be impacted. Plan markups have been attached showing approximate locations of CenturyLink™ facilities.

### **Project Overview**

The design intent of this project appears to be developing a vacant parcel of land for a residential subdivision.

### **Facility Locations and Impacts**

Plans have been reviewed for conflicts with CenturyLink™ facilities based on NDS mapping which show a general location of utility locations. Neither Terra Technologies LLC nor CenturyLink™ makes any representation regarding the completeness or accuracy of vertical and horizontal utility information used to determine conflicts or no conflicts.

Based on CenturyLink™ mapping and the construction drawings provided there appear to be **no conflicts**. CenturyLink will require actual engineering plans to verify if conflicts exist.



## CenturyLink™ Conflict Memorandum

Utility conflicts with this private development project will be 100% reimbursable. Payment for design and mitigation of conflicts is to be coordinated prior to work commencing.

In accordance with state law, Blue Staking for location of CenturyLink™ facilities must be completed prior to any construction. When crossing CenturyLink™ facilities you will be required to pothole to determine depth and maintain a minimum of 12 inch vertical and horizontal separation from facilities.

Pursuant to state law, support and protection is required for all CenturyLink™ facilities during construction.

Should the Contractor locate or expose an unknown CenturyLink™ facility, please contact CenturyLink™ as soon as possible.

In the event CenturyLink™ facilities need to be removed/relocated, some or all cost may be at the expense of the sponsoring agency.

If you have any questions or concerns regarding this review feel free to contact me immediately, either by phone or email at the number/address provided below. The contractor is also responsible for contacting CenturyLink™ prior to construction around the CenturyLink™ facilities.

### **Notification List**

<b>Terra Technologies LLC</b> Kevin Wagner, Project Manager kwagner@terratechllc.net 815-245-9640	<b>Terra Technologies LLC</b> Jason Jensen, P.E. jjensen@terratechllc.net 801-735-2464
<b>CenturyLink™ (Engineer II)</b> William Kraemer <a href="mailto:William.Kraemer@centurylink.com">William.Kraemer@centurylink.com</a> 5025 N Black Canyon Hwy Phoenix, AZ 85015 Work: 602-630-5476	

June 9, 2020

***Via Email***

Jeff Barnes  
City of Scottsdale – Planning  
7447 E. Indian School Road  
Scottsdale, AZ 85251

***Re: Scottsdale & Dixileta/ 15-ZN-2019 and 2-AB-2020***

Dear Jeff:

Please accept this letter on behalf of our client, HOH Investment Group regarding the above referenced cases, requesting a continuance from the June 24, 2020 Planning Commission hearing to the August 12, 2020 Planning Commission hearing. We will endeavor to notify the neighbors of this request prior to the June 24<sup>th</sup> Planning Commission hearing date and have the public hearing notification sign updated accordingly.

Very truly yours,



Michele Hammond  
Principal Planner

358101v1

cc: Waseem Hamadeh  
John Berry, Esq.  
Susan Bitter Smith  
Keith Nichter